

Tenant(s): \_\_\_\_\_ et al (and all others)
Tenant(s): \_\_\_\_\_
Address: \_\_\_\_\_ Unit: \_\_\_\_\_
City: \_\_\_\_\_, OREGON Zip: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_

[ ] TIME SERVED BY FIRST CLASS MAIL: \_\_\_\_\_
(If left blank, Notice was mailed prior to 11:59 p.m. on Date of Service).

[ ] This Notice has been served by another method allowed by ORS 90.155 (Describe other method of legal service): \_\_\_\_\_

TIME SERVED BY ANOTHER METHOD ALLOWED BY ORS 90.155: \_\_\_\_\_
(If left blank Notice was served by another method of legal service prior to 11:59 p.m. on Date of Service).

Owner/Agent hereby serves you 90 Days' Notice of the Termination of your Tenancy for a Qualifying Landlord Reason:

- [ ] The Landlord intends to demolish the unit or convert it to a use other than residential use within a reasonable time; or,
[ ] The Landlord intends to undertake repairs or renovations to the unit within a reasonable time and the unit is unsafe or unfit for occupancy, or will be unsafe or unfit for occupancy during repairs or renovations, or,
[ ] The Landlord intends for the Landlord or a member of the Landlord's immediate family to occupy the unit as a primary residence, and the Landlord does not own a comparable unit in the same building that is available for occupancy; or
[ ] The Landlord is selling the property, and has accepted an offer to purchase the unit separately from any other unit from a person who intends in good faith to occupy the unit as their primary residence. (The Landlord must provide the Notice and Written Evidence of the Offer to Purchase the unit to the Tenant not more than 120 days after accepting the Offer to Purchase.)

Your tenancy is being terminated and you must vacate the rental unit you now occupy no later than 11:59 p.m. (end of day) on \_\_\_\_\_.

The facts which support this notice are: \_\_\_\_\_

RELOCATION FEE - If the Owner of the Dwelling Unit has an ownership interest in more than four residential Rental Units subject to ORS Chapter 90, a Relocation Fee of one month's periodic Rent is required to be paid to the Tenant(s) at the time this Notice is delivered.

[ ] The Owner of this property is exempt. No payment is required. [ ] The Owner of this property is not exempt. A payment of one month's Rent is enclosed.

If the Dwelling Unit is located within the Urban Growth Boundary of the city of Eugene, include Tenant Notice of Rights and Obligations for Relocation Assistance form available on the Eugene Rental Housing Code website: https://www.eugene-or.gov/845/Rental-Housing-Program.

Unless Owner/Agent is exempt, payment of two months' rent (\$ \_\_\_\_\_) must be delivered to the Tenant(s) by certified funds no later than 45 days prior to the date of termination. If Owner/Agent is obligated to both the state Relocation Fee and the city Relocation Fee, the city fee may be reduced by the amount of the state fee.

If your Termination Date is not at the end of your Rental Period, and you have not paid a Last Month's Rent Deposit, you will owe Rent for a partial month.

Your prorated Rent from \_\_\_\_\_ through \_\_\_\_\_ is \$ \_\_\_\_\_

If you did pay a Last Month's Rent Deposit that exceeds the Date of Termination, the Landlord is required to account for those funds separately at the time of Security Deposit Reconciliation within 31 days of Surrender of Possession of the Dwelling Unit.

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

The Ending Date must be at least 90 days from the Date of Service (not including Date of Service unless personally delivered).
If notice is served by mail ONLY, the Ending Date must include an additional four (4) days to allow for the delivery of notice, including Date of Mailing.

This notice, if mailed, shall be mailed First Class Mail ONLY (not certified, registered, etc.).

Owner/Agent does not waive the right to terminate by simultaneously or subsequently served notices.

Regardless of length of tenancy, prescribed notice periods may be longer in certain local jurisdictions or in subsidized housing.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Call the 2-1-1 information service to learn about resources in your area.

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**SAMPLE**

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